

Fremont Conservation Commission
03-20-06 Minutes

Fremont Conservation Commission
Minutes of March 20, 2006
Approved April 3, 2006

Present: Chairman Jack Karcz, Member Janice O'Brien, Alt. Pat deBeer and Secretary Meredith Bolduc.
Also present: Tina Sturdivant

7:30 pm: Chrm. Karcz opened the meeting.

Mbr. O'Brien made the motion to allow Alt. DeBeer voting rights for this meeting.
Motion seconded by Chrm. Karcz with unanimous favorable vote.

OPEN SPACE

There was some discussion relative to the passing of Article #5 of the Fremont Warrant at the March 18, 2006 Town Meeting to appropriate the sum of \$1,000,000.00, raised through the issuance of bonds or notes, for the purchase of land, to acquire easements or ownership for open space on parcels as recommended by the Conservation Commission.

The Open Space Committee was discussed. Alt. deBeer stated that she thinks the committee should come up with a definition of what our Conservation Open Space is going to be. She stated that a long term Conservation Plan should be developed by the Open Space Committee, perhaps in conjunction with the Conservation Commission. Mbr. O'Brien stated that there are a couple of landowners who may be interested in exploring the possibility of preserving their property. There was a general conversation relative to the criteria of identifying properties for open space and how to best approach the landowner.

PERMIT BY NOTIFICATION

The Permit By Notification (PBN) process was discussed. This was prompted by Michael DiCroce's March 6, 2006 visit to the Commission relative to his application for a PBN for placement of a culvert and the proper sequence of events for the permit application. Chrm. Karcz noted that according to the Permit By Notification Booklet the sequence of events are as follows:

- 1 Booklet: Review PBN booklet to ensure that your project qualifies
- 2 Form : Fill out the PBN form, prepare necessary plans and attachments
- 3 Conservation Commission signature: Meet with the CC to discuss the project and obtain signature

4. Town Clerk: Bring the original and 4 copies (5 sets) of the PBN Form, attachments, filing fee and certified mail postal receipts showing that abutters have been notified. (the Town Clerk will not sign without the receipts)

Fremont Conservation Commission

03-20-06 Minutes

5. DES: The Town Clerk will forward the original form and set of materials to DES for review.

GLEN OAKES

Map 2 Lot 156.2

Alt. deBeer reported that she had viewed the Chester Conservation Commission's 42" x 60" double sided sign which was done by Signs For All Reasons in Manchester for \$700. Chrm. Karcz showed a drawing of the sign to the Members and it was noted that the cost would vary depending on size, content and whether it is single or double sided. DeBeer also stated that she had viewed a kiosk and taken pictures of another Conservation Commission's sign. There was a conversation relative to preferred materials. A separate sign or portion of the main sign to give credit to the supporting organizations, as suggested by Alt. deBeer, was discussed. She will continue to explore the signage issue.

NATURAL RESOURCES OUTREACH COALITION (NROC)

Chrm. Karcz agreed to replace former Planning Board Chairman Peter Gibbs on the NROC Committee. Mbr. O'Brien stated the first NROC meeting is Monday April 10, 2006.

ED GIBBS

MAP 3 LOT 117

Mrs. Bolduc reported that Mr. Gibbs had contacted her via phone this afternoon to obtain hydro geologist Chuck Myette's contact information. He referred to the February 13, 2006 correspondence to him from the Conservation Commission reiterating the January 9, 2006 Conservation Commission meeting minutes that "Mr. Myette, hydro geologist with an environmental firm out of Massachusetts was contacted relative to what a hydrological study should consist of, relative to your proposal of an automotive restoration facility within the Aquifer Protection District. Mr. Myette instructed that a "groundwater flow study" and a "chemical fate and transport study" should be done. " Mr. Gibbs stated that he has spoken with several hydro geologists who do not think the studies are necessary and he as would like to contact Mr. Myette to ask him why he thinks they would be. It was noted that Mr. Gibbs did not give any rational as to why the hydro geologists that he contacted felt the studies were not necessary. He related that the studies would cost about \$15,000.00.

Mbr. O'Brien stated that it was through a conversation she had with Chuck Myette, who is on the Chester Conservation Commission and a Hydro Geologist, that he suggested the "Groundwater Flow Study" and "Chemical Fate and Transport Study" and she was reluctant to give out his contact information without his permission. It was noted that Mr. Myette does not represent the Town or Mr. Gibbs. The Members agreed

that Mbr. O'Brien would contact Mr. Myette to find out if it is alright to give out his contact information and, if it is, then it will be given to Mr. Gibbs.

Fremont Conservation Commission

03-20-06 Minutes

MINUTES

Mbr. O'Brien made the motion to accept the minutes of the March 6, 2006 meeting as written.

Motion seconded by Alt. deBeer with favorable vote.

INCOMING CORRESPONDENCE

- 1 A Planning Board Public Hearing notice and a comment sheet for Jeffrey and Angel Lescizka, 10 Cavil Mill Road, Map 3 Lot 191.12 Site Plan Review to allow a NH bonded retail car dealership business from their residence. After careful consideration the members agreed to issue the same response that was issued for their abutting neighbor, Doug Crisafulli, as follows: *the Conservation Commission recommends that if the Planning Board, upon review, allows the e-bay automobile sales business at 10 Cavil Mill Road, that a stipulation be included in that plan not to allow the delivery of any vehicle to that property. A very steep slope behind the house lends to a wetland draining into the Exeter River. This is not an acceptable use of the property because of its proximity to the wetlands. We understand that this business is an e-bay business, but we also understand that vehicles have, in the past, been delivered to this property.*
- 2 A March 17, 2006 correspondence from Stephen Bibeau, SIT, of RSL Layout & Design for Map 3 Lot 169-59-18 owned by Shawn Senter. Mrs. Bolduc reported that during a phone conversation this morning Mr. Bibeau stated that this correspondence is meant not only to be a notification of intent to file for subdivision approval, but also to be a request for referral from the Conservation Commission to the ZBA as per Zoning Ordinance IX Section H. The applicant is seeking a Special Exception to be allowed to construct a roadway closer than 100' to a wetland/watershed protection area. The Members agreed to request that Mr. Senter meet with them at 7:30 pm on April 3, 2006 for a review of his plan.

CURRIER, WILLIAM & JOANNE

Map 1 Lot 048

Chrm. Karcz showed a drawn plan depicting a preliminary subdivision of the above referenced property for which the owners are currently in Conceptual Design public hearings with the Planning Board. The plan showed the wetlands locations and several lots with driveways crossing wetlands. Chrm. Karcz related that the owners are considering a multi-family dwelling which would use a single driveway as well as shared driveways for other proposed lots to minimize wetland impact. Alt. deBeer stated that there is mitigation for wetland impact. Chrm. Karcz stated that the Conservation Commission will be more involved with the plan goes to ZBA and Planning Board Abutters/Public Hearings.

REQUEST FROM THOM

Mr. Roy requested that the Conservation Commission help come up with some guidelines relative to wetland/watershed protection impacts. It was agreed to send Mbr. Knee a copy of the document and discuss the issue at the April 3, 2006 meeting.

MEMBER

Fremont Conservation Commission

03-20-06 Minutes

There was a conversation relative to Tina Sturdivant becoming a member and she stated that she wanted to sit in on another meeting or two before committing to the Commission.

Mbr. O'Brien made the motion to adjourn at 9:35 pm.

Motion seconded by Alt. deBeer with unanimous favorable vote.

Respectfully submitted,
Meredith Bolduc